

145.0

0006

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
739,500 / 739,500

USE VALUE:

739,500 / 739,500

ASSESSED:

739,500 / 739,500


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
115		HIGH HAITH RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: GWOSDOW ANDREA R ETAL/TRUSTE

Owner 2: 2017 GWOSDOW-KRANZ FAMILY

Owner 3: REVOCABLE TRUST

Street 1: 115 HIGH HAITH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: KRANZ DAVID-ETAL -

Owner 2: GWOSDOW ANDREA -

Street 1: 115 HIGH HAITH ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 4,762 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 2094 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4762		Sq. Ft.	Site		0	80.	1.18	9									450,287						450,300	

Legal Description								User Acct
								95382
								GIS Ref
								GIS Ref
								Insp Date
								10/01/18

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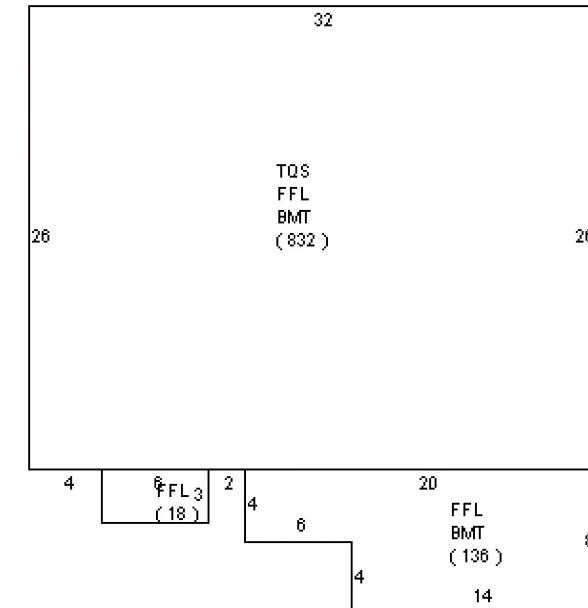
739,500 / 739,500

7

EXTERIOR INFORMATION		
Type:	5	- Cape
Sty Ht:	1T	- 1 & 3/4 Sty
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	YELLOW	
View / Desir:		

ATH FEATURES		
Bath	2	Rating: Average
Bath:		Rating:
Bath:		Rating:
QBth		Rating:
Bath:	1	Rating: Average
HBth:		Rating:
hrFix:	1	Rating: Average
OTHER FEATURES		
Kits:	1	Rating: Very Good
K Kits:		Rating:
Frpl:	2	Rating: Average

SKETCH



## GENERAL INFORMATION

Grade: C - Average  
 Year Blt: 1952 Eff Yr Blt:  
 Alt LUC: Alt %:  
 Jurisdict: G11 Fact: .  
 Const Mod:  
 Lump Sum Adt:

## CONDOS INFORMATION

Location:	Lower				
Total Units:	Totals	RMS: 7	BRs: 3	Baths: 2	HB 1
Floor:					
% Own:					
Name:	Exterior:		No Unit	RMS	BRs
	Interior:		1	7	3

## INTERIOR INFORMATION

INTERIOR INFORMATION		
Avg Ht/FL:	STD	
Prim Int Wall:	1	- Drywall
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%

## APPRECIATION

ys Cond:	AG - Avg-Good	26.	%	Additional:			
nctional:			%	Kitchen:			
conomic:			%	Baths:			
Special:			%	Plumbing:			
Override:			%	Electric:			
				Heating:			
				General:			
Total:		26.4	%	Totals			
				1	7	3	

## ALC SUMMARY

## MOBILE HOME

Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_  
**PARCEL ID** 145.0-0006-0002.0

## SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	114X20	A	AV	2010	3.59	T	7.2	101			900			900

**PARCEL ID** 145.0-0006-0002

## SUB AREA DETAIL

## IMAGE

AssessPro Patriot Properties, Inc.

